



5 Penland Road
Haywards Heath, RH16 1PP



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Guide Price £750,000

This splendid detached house has been thoughtfully extended in recent years to create a truly delightful family home. The bright and extremely well presented accommodation incorporates a good size sitting room with pocket doors to a large well fitted kitchen with dining room complete with appliances with adjacent home office, family room and utility room. In addition, there are 4 good size bedrooms with en suite shower room to the main bedroom, family bathroom and a downstairs cloakroom. There is a wide block paved driveway to the front offering parking for 3 vehicles and the most attractive west facing rear garden arranged with an extensive paved sun terrace and lawn is fully enclosed with a mixed mature hedgerow providing privacy and shelter.

Situated in this much favoured established location just a short walk to the highly regarded Harlands Primary School, Haywards Heath Sixth Form College and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve and Pages Meadow is close by offering a natural venue for walking as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 13 miles to the north, the cosmopolitan city of Brighton and the coast are just over 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside pursuits.



GROUND FLOOR

Spacious Hall Double glazed panelled front door. Radiator. Wood effect Karndean flooring. Double glazed window. Stairs to first floor.

Cloakroom Close coupled wc, wash basin with single lever mixer tap and tiled splashback. Double glazed window. Radiator. Wood effect Karndean flooring.

Sitting Room 16' x 12'11" (4.88m x 3.94m) TV aerial point. 3 double glazed windows to the front with plantation shutters. Contemporary fireplace with light oak surround, polished stone insert and hearth, fitted electric fire. Glazed panelled sliding pocket doors to kitchen/dining room.

Kitchen/Dining Room 21'4" (6.50m) narrowing to 16'1" x 12'2" (4.90m x 3.71m) Comprehensively fitted with a quality range of light oak fronted units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work surfaces, cupboards, drawers, space and plumbing for dishwasher under. Built-in brushed steel **electric double oven**, drawers under, cupboard over. Fitted brushed steel **4 ring gas hob** with matching extractor hood over. Range of wall cupboards. Tall larder/store cupboard. Further wall cupboard. Worktop lighting. Double glazed window. Ceiling downlighters. Part tiled walls. Heated tiled effect Karndean flooring. Double glazed doors to rear garden.

Utility Room 6'9" x 4'10" (2.06m x 1.47m) Inset stainless steel sink, cupboard beneath, wall cupboard over. Space and plumbing for washing machine. Matching base unit. Wall mounted Worcester gas boiler. Part tiled walls. Tiled effect Karndean flooring. Radiator. Double glazed door to outside.

Family Room 15'11" x 7'8" (4.85m x 2.34m) Built-in tall shallow storage cupboard. Large fitted double cupboard. Aerial point. 4 double glazed windows with plantation shutters. Radiator. Ceiling downlighters.

Home Office 11'10" x 7'4" (3.61m x 2.24m) Telephone point. TV aerial point. Double glazed window with plantation shutters. Radiator.

FIRST FLOOR

Landing Hatch to loft space. Double glazed window. Ceiling downlighters.

Bedroom 1 11'5" plus door recess x 11' (3.48m x 3.35m) Aerial point. Double glazed window. Radiator.

En Suite Shower Room Shower cubicle with digital Aqualisa fitment, glazed door and screen, inset basin, single lever mixer tap, cupboard beneath, wc with concealed cistern, shelf over. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Fully tiled walls. Tiled floor.

Bedroom 2 12'7" plus door recess x 9'8" (3.84m x 2.95m) Large built-in double wardrobe. Aerial point. Double glazed window. Radiator.

Bedroom 3 11'4" x 10' (3.45m x 3.05m) Built-in double wardrobe. Aerial point. Double glazed window. Radiator.

Bedroom 4 13' x 7'11" (3.96m x 2.41m) Double aspect. Aerial point. 2 double glazed windows. Radiator.

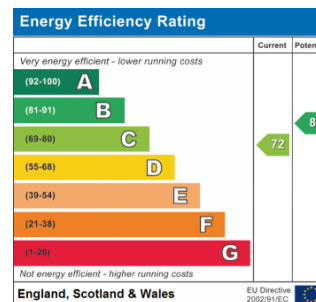
Family Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with single lever mixer tap, glazed shower cubicle with digital Aqualisa fitment, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

Block Paved Driveway to the Front Offering parking space for 3 vehicles.

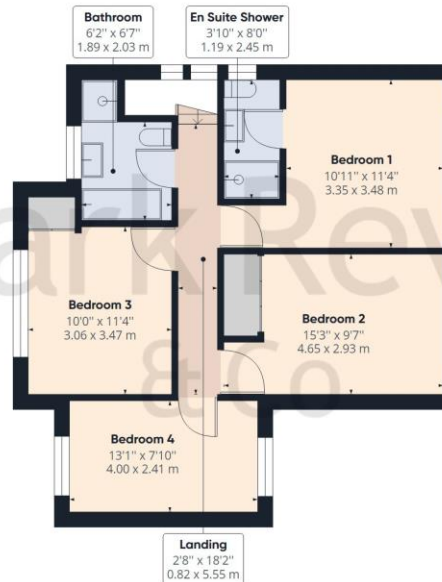
Front Garden Small area laid to lawn. Established hedges to the party boundaries.

Attractive West Facing Rear Garden Irregular shape. About 40 feet (12.19m) wide x 62 feet maximum (18.90m) in depth. Arranged as an extensive paved sun terrace extending the width of the house and lawn with flower/shrub borders. **2 timber sheds**. Outside light and water tap. The garden is fully enclosed by a mature beech hedge to the rear boundary and mixed hedge to the party boundary offering shelter and seclusion.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1462.79 ft²

135.90 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

